



LIGHTHOUSE ENGINEERING, L.L.C.

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DATE: Wednesday, January 8, 2025

TO: Grant Woodruff (General Contractor)

RE: Second Floor Fireplace Addition Structural Assessment
3504 Villanova St, Dallas, TX 75225

Jonathan Lambes, Engineer, (under the direct supervision of Michael Gandy, P.E.) physically inspected the above referenced residence to assess the existing structural condition for the addition of a fireplace in the second floor owners suite.

The installed fireplace unit is to be a "Firerock 36 VF" with an installed weight of 1,500-lbs (see Piassick Morton renovations plans by Renowned Group). It is the opinion of this Engineer that the fireplace may be installed as proposed with the following structural improvements.

- Sister (1) 3/4" x 4'-0" x 1'-3" structural plywood gusset to each side of the supporting floor joist truss as shown in figure 1 below. Nail 9" o.c.

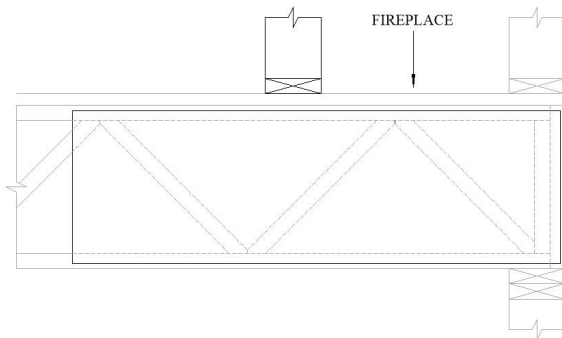


Figure 1: Plywood gusset install.

In Good Faith,
Michael Gandy, P.E.

Wednesday, January 8, 2025
Registered Engineering Firm F-9334



Lighthouse Engineering, L.L.C.

AGREEMENTS AND LIMITATIONS

Use of this report for any reason implies consent to all agreements and limitations of this report. This report is the professional opinion of Lighthouse Engineering, LLC and is based upon a limited evaluation of the property. This report is provided for the exclusive use of the addressee. We have no contractual relationship with, or obligation to, any party other than the addressee of this report.

This report does not constitute a structural warranty or performance contract with the purchaser of this report to or with any other party. It only states conditions observed at the time of the inspection. The evaluation of the property included a visual examination of the exposed interior. Unless written in the report, the original design drawings and any design conditions were not known. Determination of construction to Building Code is best done during the original construction and is not a part of this evaluation.

It is possible that future repairs could be required for the subject structure. This evaluation only addresses the current condition of the foundation. Lighthouse Engineering, LLC does not offer or imply any warranty for the repairs or for the repair company's acts or omissions or for any other person conducting the repairs.

The fee collected is for this inspection only. Additional engineering services are available at an additional cost. Requests for these services must be made in a timely manner before commencement of work. Please contact this office for additional inspection scheduling and fee arrangements.

Sincerely,



Michael Gandy, P.E.
Wednesday, January 8, 2025
Registered Engineering Firm F-9334